

Building Blocks for Effective Housing Elements

Housing Needs

Housing Stock Characteristics

Government Code Section 65583(a) requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition, (Section 65583 (a)(2)).

I. REQUISITE ANALYSIS

Housing Conditions

Estimate the total number of substandard units (e.g., those in need of rehabilitation [repair] and those in need of replacement [demolition]). The number of units to be rehabilitated and/or replaced may be estimated from a recent (within the last five years) windshield survey or sampling, estimates from the local building department, knowledgeable builders/developers in the community, nonprofit housing developers or organizations and redevelopment agencies. Estimates can also be derived from census data such as percentage of units built before 1970. Data at the Census Tract Block level using SF3- H34 can be used for identifying areas in need of rehabilitation. However, Census data only serves as an estimate of the maximum rehabilitation need and should be supplemented by local estimates as described above.

Sample Housing Condition Surveys

SAMPLE 1

What follows is a sample housing condition survey from the State Community Development Block Grant (CDBG) Program. Housing rehabilitation is the most frequently funded activity in the State CDBG program. Sample housing condition surveys can be found in Community Block Grant Program's Grant Management Manual (Chapter 16, page 25).

http://www.hcd.ca.gov/fa/cdbg/gmm/CHAPTER_16-Housing_Rehabilitation.pdf

SAMPLE HOUSING CONDITION SURVEY

Address: _____ City: _____

MAP # _____

Vacant: Yes ☐ No ☐

For Sale Yes ☐ No ☐

CONSTRUCTION TYPE:

Wood Frame ☐

Masonry ☐

Mobile ☐

Modular ☐

Other _____

STRUCTURE TYPE:

Single Family with Detached Garage ☐

Single Family with Attached Garage ☐

Duplex ☐

Multi-Family ☐ # of Units _____

Other _____

FRONTAGE IMPROVEMENTS IF APPLICABLE:

Curbs Yes ☐ No ☐

Paved Street Yes ☐ No ☐

Gutters Yes ☐ No ☐

Sidewalks Yes ☐ No ☐

Driveway Yes ☐ No ☐

Adequate Site Drainage Yes ☐ No ☐

#1 - FOUNDATION:

0 Existing foundation in good condition.

10 Repairs needed

15 Needs a partial foundation

25 No foundation or needs a complete foundation.

#4 - WINDOWS:

0 No repair needed.

1 Broken window panes

5 In need of repair.

10 In need of replacement.

#2 - ROOFING:

0 Does not need repair

5 Shingles missing

5 Chimney needs repair

10 Needs re-roofing

25 Roof structure needs replacement and re-roofing.

#5 - ELECTRICAL:

0 No repair needed.

5 Minor repair

10 Replace main panel.

#3 - SIDING/STUCCO:

0 Does not need repair.

1 Needs re-painting.

5 Needs to be patched and re-painted.

10 Needs replacement and painting.

10 Asbestos/Lead-Based.

STRUCTURAL SCORING CRITERIA

Sound: 9 or less

Minor: 10 - 15

Moderate: 16 - 39

Substantial: 40 - 55

Dilapidated: 56 and over

DILAPIDATED UNIT

56 A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum, major rehabilitation will be required.

| | #1 Foundation | #2 Roofing | #3 Siding/Stucco | #4 Windows | #5 Electrical | TOTAL POINTS |
|---|------------------|---------------|---------------------|---------------|------------------|-----------------|
| Points based on criteria outlined above | | | | | | |

Comments:

Surveyor _____ Date _____

SOUND - A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

MODERATE - A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

DILAPIDATED - A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is none-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

Housing Condition Survey

| Housing Type | Sound | Minor | Moderate | Substantial | Dilapidated | Total |
|--------------|-------|-------|----------|-------------|-------------|-------|
| Single | | | | | | |
| Mobile | | | | | | |
| Duplex | | | | | | |
| Multifamily | | | | | | |
| Total | | | | | | |
| Percent | | | | | | |

Source: City staff survey

Sample Tables

Year Structure Built

| Year Built | Number | Percentage |
|--------------------------|---------------|-------------------|
| Built 1999 to March 2000 | | |
| Built 1995 to 1998 | | |
| Built 1990 to 1994 | | |
| Built 1980 to 1989 | | |
| Built 1970 to 1979 | | |
| Built 1960 to 1969 | | |
| Built 1950 to 1959 | | |
| Built 1940 to 1949 | | |
| Built 1939 or earlier | | |
| Total | | |

Source: H34. Year structure built

Data Set: Census 2000 Summary File 3 (SF 3)

Year Structure Built: Census Tracts

| Census Tract # | Built 1999 to March 2000 | 1970- 1999 | 1970- Earlier | Total Housing Units |
|-----------------------|-------------------------------------|-----------------------|--------------------------|------------------------------------|
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Source: H34. Year structure built

Data Set: Census 2000 Summary File 3 (SF 3)

Housing Stock Characteristics

The housing element should include a description and analysis of current housing stock characteristics. This information can be used to assist jurisdictions identify specific housing needs and tailor housing programs to fit those needs. Where available, information on tenure characteristics should be included. This information can be useful because tenure affects the nature of housing problems encountered, as well as the programs or resources which have the potential to address them. The housing element should include information regarding:

- Housing costs and affordability
 - Census 2000, SF3-H76. Median value (dollars) for specified owner-occupied housing units, SF3-H63. Median gross rent (dollars)
 - Census 1990, SF3- H061A. Median value - universe: specified owner-occupied housing units, H043A. Median gross rent - universe: specified renter-occupied housing units paying cash rent
 - U.S. Census Bureau, 2006 American Community Survey. B25058. Median contract rent (dollars) - universe: renter-occupied housing units paying cash rent B25077. Median value (dollars) - universe: owner-occupied housing units.
- Housing construction prices and trends
 - Construction Industry Research Board, Building Permit Summary, California Cities and Counties Data, Calendar Years 1999-2006.
 - Trends (publication) and press releases from the California Association of Realtors can provide information on housing prices.
<http://www.car.org/index.php?id=OTE0>
 - Current market rents can be collected through a phone survey of properties within the jurisdictions, surveying rental magazine or online rental search engine information, and/or through a survey of property management companies.
- Housing units by type
 - Census 2000 Summary File 3 (SF3) H020 Units in structure
- Vacancy rates
 - Census 2000 Summary File 3 (SF 3) H6 Occupancy status, H8 Vacancy status
 - 2006 American Community Survey (ACS)*, B25002 Occupancy status, B25004 Vacancy status

**Data from the 2006 ACS are available for geographic areas with a population of 65,000 or more.*

Sample Tables

MEDIAN VALUE/RENT 1990-2000

| Value/Rent | 1990 | 2000 | 1990-2000 Percent Change | ACS 2007 | ACS Margin of Error | 2000-2007 Percent Change |
|-------------------|-------------|-------------|---|-----------------|------------------------------------|---|
| Median Home Value | | | | | | |
| Median Gross Rent | | | | | | |

Sources:

Census 2000

SF3-H76. Median value (dollars) for specified owner-occupied housing units.

SF3-H63. Median gross rent (dollars)

Census 1990

SF3- H061A. Median value - specified owner-occupied housing units

H043A. Median gross rent - specified renter-occupied housing units paying cash rent.

U.S. Census Bureau, 2006 American Community Survey.

B25058. Median contract rent (dollars) - renter-occupied housing units paying cash rent.

B25077. Median value (dollars) - owner-occupied housing units.

Current Median Rents

| Bedroom Type | Median Market Rents |
|---------------------|----------------------------|
| Studio | |
| One-Bedroom | |
| Two-Bedroom | |
| Three-Bedroom | |
| Four-Bedroom | |

Note: Current market rents can be collected through a phone survey of properties within the jurisdictions, surveying rental magazine or online rental search engine information, and/or through a survey of property management companies.

Regional Median Home Values

| City | Median Value | | Percent Change |
|-------------|---------------------|---------------|---------------------------|
| | Aug-02 | Aug-07 | |
| City B | | | |
| City R | | | |

Source: California Association of Realtors Trends
(September 1997, 2007).

Housing Units by Type

| Unit Type | 1990 | | 2000 | | Change | |
|---------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Single-Family | | | | | | |
| Duplex | | | | | | |
| 3-4 Units | | | | | | |
| 5+ Units | | | | | | |
| Mobile Home & Other | | | | | | |
| Totals | | | | | | |

Source: Census 1990 Summary Tape File 3 (STF 3) H020. Units in structure
Census 2000 Summary File 3 (SF 3) H30. Units in structure

Housing Units by Type- Department of Finance E-5 Report

| Unit Type | 2000 | | Current Year | | Change | |
|---------------------|--------|---------|--------------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Single-Family | | | | | | |
| Duplex | | | | | | |
| 3-4 Units | | | | | | |
| 5+ Units | | | | | | |
| Mobile Home & Other | | | | | | |
| Totals | | | | | | |

Source: Department of Finance E-5 County/State Population and Housing Estimates

Housing Permits Issued 1999- Current

| | Single-Family | 2-4 units | 5+ Units | TOTAL |
|-------|---------------|-----------|----------|-------|
| 1999 | | | | |
| 2000 | | | | |
| 2001 | | | | |
| 2002 | | | | |
| 2003 | | | | |
| 2004 | | | | |
| 2005 | | | | |
| 2006 | | | | |
| 2007 | | | | |
| Total | | | | |

Source: Construction Industry Research Board, Building Permit Summary, California Cities and Counties Data, Calendar Years 1999-2007.

Pending Housing Developments

| Developer/ Development Name | Number/Type of Units | Unit Size (sq. ft.) | Price Range | Status |
|--|-------------------------|------------------------|----------------|--------|
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| | | | | |
| Status: C = Complete; UC = Under Construction; A = Approved (Tentative or Final Map) | | | | |

Sources: City, and discussions with developers

VACANCY RATES

| | 2000 Census |
|---|-------------|
| Total: | |
| Occupied | |
| Vacant | |
| For rent | |
| For sale only | |
| Rented or sold, not occupied | |
| For seasonal, recreational, or occasional use | |
| For migrant workers | |
| Other vacant | |

Source: Census 2000 Summary File 3 (SF 3) H6 Occupancy status, H8 = Vacancy status

VACANCY RATES

| | 2006 ACS |
|---|----------|
| Total: | |
| Occupied | |
| Vacant | |
| For rent | |
| Rented, not occupied | |
| For sale only | |
| Sold, not occupied | |
| For seasonal, recreational, or occasional use | |
| For migrant workers | |
| Other vacant | |

Source: 2006 American Community Survey, B25002 Occupancy status, B25004 Vacancy status

KEY IDEAS

II. MODEL ANALYSES

[Sample Analysis](#)

III. LINKS

[State Community Block Grant Program, Grant Management Manual](#)

[Census 2000 Summary Files](#)

[US Census American Community Survey](#)

[HUD User Data Sets](#)

[HUD User: Economic and Market Analysis Division](#): Special Tabulations of Households by Income, Tenure, Age of Householder, and Conditions

[Department of Finance Reports and Research Papers](#)

[Construction Industry Research Board](#)

[California Association of Realtors](#)